

028.B

0001

0003.0

Map

Block

Lot

1 of 1
CARD

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

403,700 /

403,700

USE VALUE:

403,700 /

403,700

ASSESSED:

403,700 /

403,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
29		GRAFTON ST, ARLINGTON

OWNERSHIP	Unit #:	3
-----------	---------	---

Owner 1: PELHE TINA

Owner 2:

Owner 3:

Street 1: 29 GRAFTON ST

Street 2: UNIT 3

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: WADLINGER MAURA C -

Owner 2: -

Street 1: 3 FOREST STREET

Twn/City: ROCKPORT

St/Prov: MA Cntry

Postal: 01966

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1905, having primarily Wood Shingle Exterior and 840 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7021																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	403,700			403,700		154120
							GIS Ref
							GIS Ref
							Insp Date
							05/17/18

PREVIOUS ASSESSMENT								Parcel ID	028.B-0001-0003.0		USER DEFINED	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date		
2022	102	FV	403,700	0	.	.	403,700	Year end	12/23/2021			
2021	102	FV	392,400	0	.	.	392,400	Year End Roll	12/10/2020			
2020	102	FV	402,900	0	.	.	402,900	402,900 Year End Roll	12/18/2019			
2019	102	FV	414,000	0	.	.	414,000	414,000 Year End Roll	1/3/2019			
2018	102	FV	366,900	0	.	.	366,900	366,900 Year End Roll	12/20/2017			
2017	102	FV	335,100	0	.	.	335,100	335,100 Year End Roll	1/3/2017			
2016	102	FV	335,100	0	.	.	335,100	335,100 Year End	1/4/2016			
2015	102	FV	310,200	0	.	.	310,200	310,200 Year End Roll	12/11/2014			

SALES INFORMATION								TAX DISTRICT				PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif				Notes			
WADLINGER MAURA	73702-208	2	11/22/2019		400,000	No	No								
	19655-369		2/1/1989		132,000	No	No	Y							

BUILDING PERMITS												ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
1/23/2020	SQ Mailed								MM	Mary M							
5/17/2018	Measured								DGM	D Mann							
5/6/2000									197	PATRIOT							

Sign: _____ VERIFICATION OF VISIT NOT DATA _____ / _____ / _____



EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH										
Type: 99 - Condo Conv				Full Bath: 1	Rating: Good			643-7625, Building Number 1.														
Sty Ht: 1 - 1 Story				A Bath:	Rating:																	
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																	
Foundation: 3 - Brick or Stone				A 3QBth:	Rating:																	
Frame: 1 - Wood				1/2 Bath:	Rating:																	
Prime Wall: 1 - Wood Shingle				A HBth:	Rating:																	
Sec Wall: 6 - Stucco	%			OthrFix:	Rating:																	
Roof Struct: 3 - Gambrel				OTHER FEATURES																		
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good																	
Color: BROWN/WH				A Kits:	Rating:																	
View / Desir: N - NONE				Frl:	Rating:																	
GENERAL INFORMATION				WSFlue:	Rating:																	
Grade: C - Average				CONDOS INFORMATION																		
Year Blt: 1905	Eff Yr Blt:			Location:																		
Alt LUC:		Alt %:		Total Units:																		
Jurisdict:		Fact:	.	Floor: 1 - 1st Floor																		
Const Mod:				% Own: 25.000000000																		
Lump Sum Adj:				Name: 63 - 7021																		
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN										
Avg Ht/FL: STD				Phys Cond: GD - Good	18. %			Exterior:	No Unit	RMS	BRS	FL										
Prim Int Wal: 2 - Plaster				Functional:		%		Interior:	1	4	1	0										
Sec Int Wall:	%			Economic:		%		Additions:														
Partition: T - Typical				Special:		%		Kitchen:														
Prim Floors: 4 - Carpet				Override:		%		Baths:														
Sec Floors:	%			Total:	18.6 %			Plumbing:														
Bsmnt Flr:				CALC SUMMARY				Electric:														
Subfloor:				Basic \$ / SQ: 305.00				Heating:														
Bsmnt Gar:				Size Adj.: 1.35000002				General:														
Electric: 3 - Typical				Const Adj.: 1.01999998				COMPARABLE SALES				SUB AREA										
Insulation: 2 - Typical				Adj \$ / SQ: 419.985				Rate	Parcel ID	Typ	Date	Sale Price	Code	Description	Area - SQ	Rate - AV	Undepr Value	SUB AREA DETAIL				
Int vs Ext: S				Other Features: 60500									GLA	Gross Liv Ar	840	419.990	352,787	Sub Area				
Heat Fuel: 1 - Oil				Grade Factor: 1.00														% Usbl	Descrip	% Type	Qu # Ten	
Heat Type: 3 - Forced H/W				NBHD Inf: 1.20000005																		
# Heat Sys: 1				NBHD Mod:																		
% Heated: 100		% AC:		LUC Factor: 1.00																		
Solar HW: NO	Central Vac: NO			Adj Total: 495945																		
% Com Wal	% Sprinkled			Depreciation: 92246					Juris. Factor:			Before Depr:	503.98									
				Deprecated Total: 403699					Special Features:	0		Val/Su Net:	480.60									
									Final Total:	403700		Val/Su SzAd:	480.60									
MOBILE HOME				WtAv\$/SQ:	AvRate:	Ind.Val:																
Make:		Model:																				
SPEC FEATURES/YARD ITEMS				Serial #:																		
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	PARCEL ID	028.B-0001-0003.0	IMAGE	AssessPro Patriot Properties, Inc	
More: N	Total Yard Items:				Total Special Features:													Total:				